

2.2 Cedar-Riverside Station Area

The Cedar-Riverside Station lies diagonally through the block bounded by 6th Street South and 15th and 16th Avenues, approximately 1 ½ blocks from Cedar Avenue. Figure 2.5 provides an oblique aerial photograph depicting the site. The station (as illustrated in Figures 2.6 and 2.7) is a covered center platform flanked by the LRT tracks. Office, light manufacturing, and parking currently occupy the block. The station area is a mix of diverse residential, commercial, and institutional uses (see Figure 2.4). Dominating the landscape to the northeast of the proposed station are the Riverside Plaza high-rise towers and to the southeast the Cedar High Apartments, together housing more than 3,000 residents. The University of Minnesota West Bank campus and Augsburg College are located on the eastern periphery of the ½-mile station area. Currie Park and the Brian Coyle Community Center are located north of the proposed LRT station.

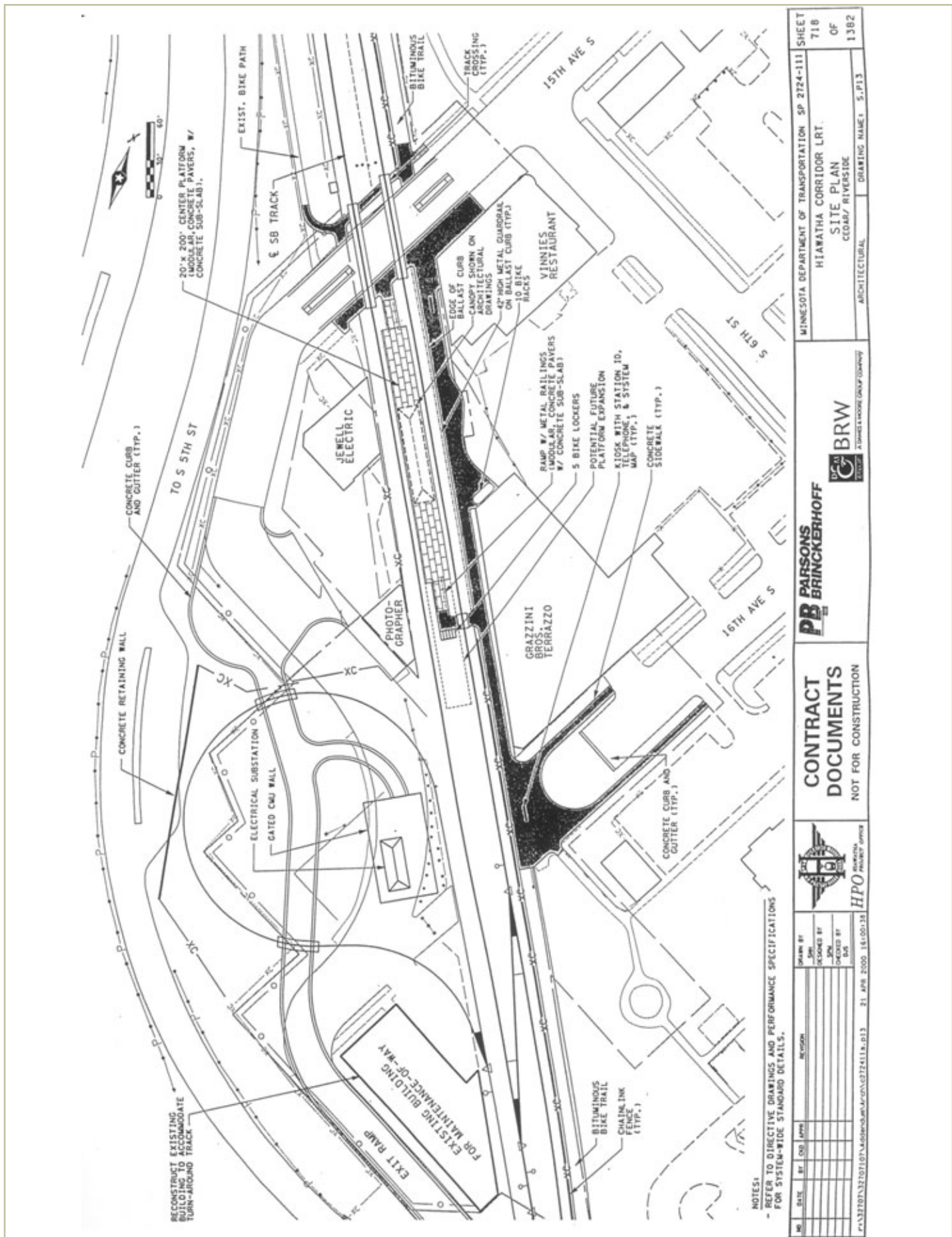
Commercial uses concentrated along Cedar and Riverside Avenues consist of a vibrant mix of ethnic restaurants, performing arts venues, and retail stores serving nearby residents as well as students and faculty of the University of Minnesota and Augsburg College. This diverse mix of activities creates a local and regional activity center. Theater and restaurant uses are clustered in the “Seven Corners” area at the intersection of Cedar and Washington Avenues. The intersection of Cedar and Riverside Avenues supports a number of ethnic and outdoor retail establishments, a performing arts venue, and ethnic restaurants. Closer to I-94 a lower density of commercial activity includes bar-restaurants and ethnically-oriented grocery stores.

Other residential uses are located east of Cedar Avenue and include a mix of single-family, multiple-family and units above commercial storefronts. Residents of the Cedar-Riverside neighborhood are ethnically diverse and include significant African and Asian immigrant communities. Many of the area residents have low- to moderate-incomes. Approximately 50 percent of the households living in the high-rise towers receive rent subsidies. The number of residential units with the Cedar-Riverside station area represent the highest existing residential densities along the Hiawatha line.

The University of Minnesota recently constructed new student housing at the northern edge of the study area near Seven Corners. The University also plans to invest in additional facilities in the West Bank campus area. Augsburg College is also planning to expand its facilities adjacent to this area. Anticipated travel times on LRT from this station to downtown range from two minutes to the Metrodome to eight minutes to the Nicollet Mall. In the opposite direction, anticipated travel time is 15 minutes to the airport and 23 minutes to the Mall of America.



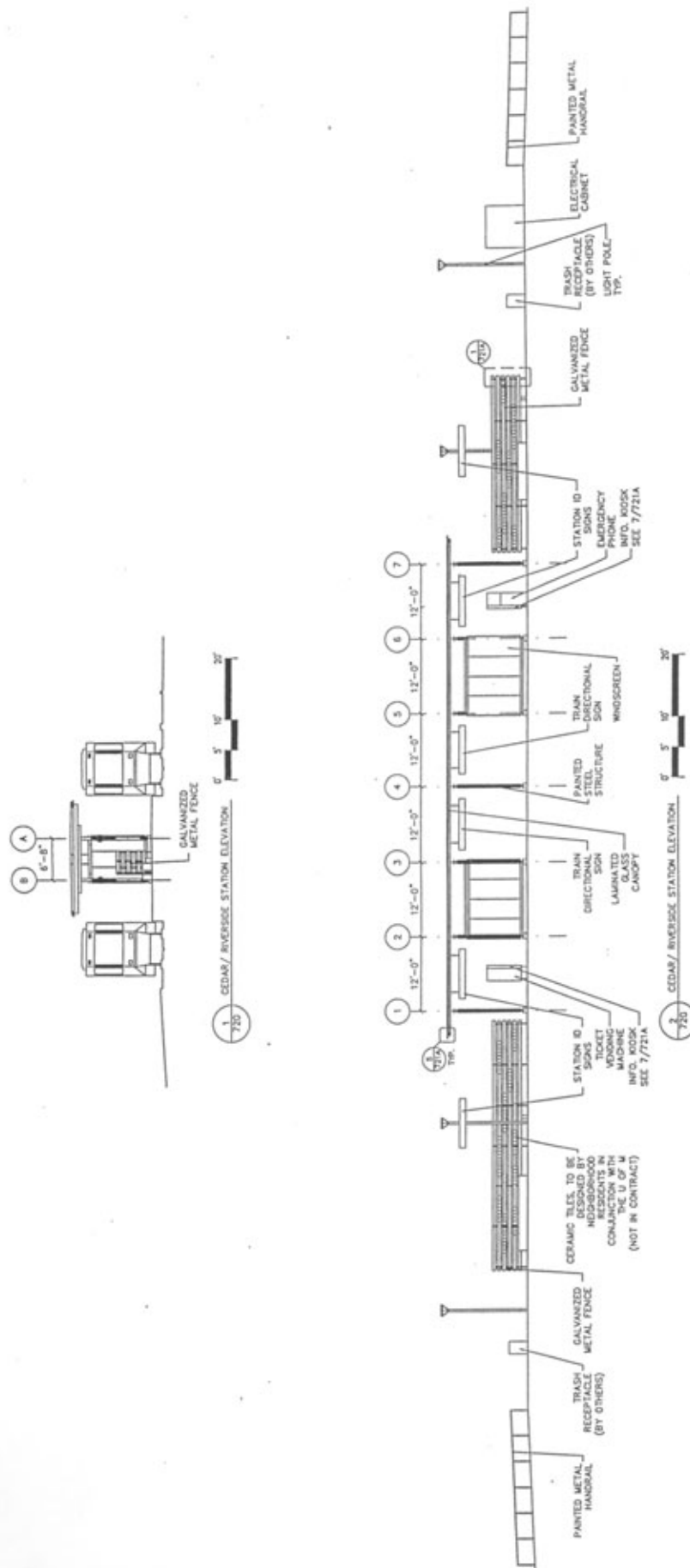
FIGURE 2.5 - OBLIQUE AERIAL PHOTOGRAPH OF CEDAR/RIVERSIDE STATION SITE



MINNESOTA DEPARTMENT OF TRANSPORTATION SP 2724-111 SHEET 718 OF 1382 HIAWATHA CORRIDOR LRT. SITE PLAN CEDAR/ RIVERSIDE				ARCHITECTURAL DRAWING NAME: S.P13	
CONTRACT DOCUMENTS NOT FOR CONSTRUCTION				PB PARSONS BRINCKERHOFF 	
				HPO HIAWATHA PROJECT OFFICE	
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FIGURE 2.6 - CEDAR/RIVERSIDE STATION SITE PLAN

FIGURE 2.7 - CEDAR/RIVERSIDE STATION ELEVATIONS



MINNESOTA DEPARTMENT OF TRANSPORTATION SP 2724-111				SHEET 720 OF 1382	
HIAWATHA CORRIDOR LRT ELEVATIONS CEDAR/RIVERSIDE				ARCHITECTURAL DRAWING NAME: CRS-201	
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DATE	BY	CHKD	APP'D	DESIGNED BY	REVISION
				TSB	
				JSA	
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